



DATE FILED

6-30-2021

APPLICATION NUMBER

2021-735

For office use only

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

☐

A change in zoning classification of the property hereinafter described; or

☒

A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 21301205

Address of property: 11136 Monroe Road, Matthews, NC 28105

Location of property:

Title to the property was acquired on 07/02/2010

and was recorded in the name of Camps, LLC

whose mailing address is 3216 Fairforest Drive, Matthews, NC 28104

The deed is recorded in Book 25740 and Page 687-690 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-1(CD)

Requested zoning classification: B-1(CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

Petitioner intends to use the parcel for a distillery, and proposes to add distilling as an allowed use under the existing conditions for the parcel. Petitioner is simultaneously submitting text amendments to allow the distillery use subject to prescribed conditions in the B-1 zoning district. Amendment in this manner ensures maximum consistency with the Monroe Road Area Plan.

DocuSigned by:

F6E32DA3D1E541E

6/30/2021

Signature of property owner (must be original)

James E. Camps, Managing Member, Camps, LLC

Print name of property owner
3216 Fairforest Drive

Property owner's mailing address
Matthews, NC 28104

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of property owner (must be original)

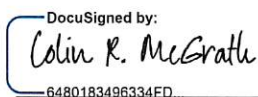
Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

DocuSigned by:

6480183496334FD

6/30/2021

Signature of agent (if any)

Colin R. McGrath

Print name of agent
301 Fayetteville Street, Suite 1900

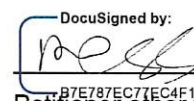
Agent's mailing address
Raleigh, NC 20601

Agent's mailing address, continued

Agent's mailing address, continued

919-783-2951 / cmcgrath@poynerspruill.com

Agent's phone number/email address

DocuSigned by:

B7E787EC77EC4F1

6/30/2021

Petitioner other than owner (if any)

Matthew Simpkins, Oaklore Distilling Company, LLC

Print name of petitioner
5700 Camelot Drive

Petitioner's mailing address
Charlotte, NC 28270

Petitioner's mailing address, continued

Petitioner's mailing address, continued

615-491-6794 / matt@oakloredistilling.com

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2021-735
For office use only

21301206

TAX PARCEL

Paul Banner

PROPERTY OWNER NAME(S)

3533 Stonehaven Drive

OWNER MAILING ADDRESS

Charlotte, NC 28215

OWNER MAILING ADDRESS, CONTINUED

19321204

TAX PARCEL

Stronghaven Inc. c/o Hood Container Corporation

PROPERTY OWNER NAME(S)

11135 Monroe Road

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19321205

TAX PARCEL

New Life Holdings, LLC

PROPERTY OWNER NAME(S)

6306 Archfield Ct

OWNER MAILING ADDRESS

Waxhaw, NC 28173

OWNER MAILING ADDRESS, CONTINUED

21301111

TAX PARCEL

TKC CCLXXXIV, LLC c/o The Keith Corporation

PROPERTY OWNER NAME(S)

4500 Cameron Valley Pkwy, Suite 400

OWNER MAILING ADDRESS

Charlotte, NC 28211

OWNER MAILING ADDRESS, CONTINUED

21301207

TAX PARCEL

David Soroka; Barbara Soroka

PROPERTY OWNER NAME(S)

6186 Hunter Lane

OWNER MAILING ADDRESS

Matthews, NC 28104

OWNER MAILING ADDRESS, CONTINUED

19321214

TAX PARCEL

MSC Monroe Road, LLC

PROPERTY OWNER NAME(S)

725 Park Center Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19325201

TAX PARCEL

Sam's Investments IV, LLC

PROPERTY OWNER NAME(S)

P.O. Box 56607

OWNER MAILING ADDRESS

Atlanta, GA 30343

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office 6/30/2021

Town Board of Commissioners formally accepts application and sets Public Hearing date 7/12/2021

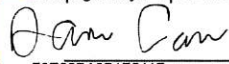

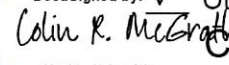
Notices sent via mail to affected/adjacent property owners on or before 7/26/2021

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning 8/9/2021

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request 8/24/2021

Town Board of Commissioners approves or denies application 9/13/2021

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

<div style="border: 1px solid black; padding: 2px; margin-bottom: 10px;"> <small>DocuSigned by:</small>  <small>F8E320A3D1E841E...</small> </div>	James E. Camps Signature of _____ <input checked="" type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Agent for Property Owner <input type="checkbox"/> Other (please identify) _____	<u>6/30/2021</u> Date
<div style="border: 1px solid black; padding: 2px; margin-bottom: 10px;"> <small>DocuSigned by:</small>  <small>B7E7B7EC77EC4F1...</small> </div>	Matthew Simpkins Signature of _____ <input type="checkbox"/> Property Owner <input type="checkbox"/> Agent for Property Owner <input checked="" type="checkbox"/> Other (please identify) _____	<u>6/30/2021</u> Date
<div style="border: 1px solid black; padding: 2px; margin-bottom: 10px;"> <small>DocuSigned by:</small>  <small>6490183496334FD...</small> </div>	Colin R. McGrath Signature of _____ <input type="checkbox"/> Property Owner <input type="checkbox"/> Agent for Property Owner <input checked="" type="checkbox"/> Other (please identify) <u>Attorney for Petitioner</u>	<u>6/30/2021</u> Date

Polaris 3G Map – Mecklenburg County, North Carolina

2021-735 Oaklore Distilling

Date Printed: 6/30/2021 2:55:18 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

June 30, 2021

Colin R. McGrath
Associate
D: 919.783.2951
F: 919.783.1075
cmcgrath@poynerspruill.com

VIA EMAIL AND HAND DELIVERY

Town of Matthews Planning Department
Attn: Jay Camp
232 Matthews Station Street
Matthews, North Carolina 28105
jcamp@matthewsnc.gov

**RE: Application for Change in Conditions
11136 Monroe Road, Matthews, North Carolina (Parcel 21301205)
Application for Text Change**

Dear Jay:

Thank you for your time during yesterday's pre-application with Oaklore Distilling Company, LLC regarding their plans for the above-referenced property.

On behalf of Oaklore, please find the following enclosed:

1. Completed Application for Change in Conditions to an Existing Conditional Zoning Plan (six copies);
2. Site Plan (showing the boundaries of the property and the proposed change in conditions) (six copies);
3. Check payable to the Town of Matthews in the amount of Eight Hundred Dollars and No Cents (\$800.00), which represents the application fee for an application requesting a change to existing a conditional zoning plan;
4. A list of property owners within 100 feet of the property;
5. Addressed, unsealed envelopes ready for delivery to the identified property owners (via hand delivery only); and

Jay Camp
June 30, 2021
Page 2

6. Completed Zoning Application for Unified Development Ordinance Text Change (five copies).

It is my understanding from our pre-application conference that the application fee submitted with Oaklore's previously-filed and withdrawn text change application (Application Number 2021-733) will be applied to the text change application currently being submitted. If that is incorrect, please let me know and we will immediately submit an additional fee for that application.

Please let me know if you have any questions about the materials being submitted. Thank you for your continued assistance with this matter.

Sincerely,



Colin R. McGrath
Associate

Enclosures

cc: Chad W. Essick, Esq. (via email only)
Matthew Simpkins, Oaklore Distilling Company, LLC (via email only)

2021-735

PIN	OWNER 1	OWNER 2	MAILING ADDRESS 1	MAILING ADDRESS 2
21301206	Paul Banner		3533 Stonehaven Drive	Charlotte, NC 28215
21301207	David Soroka	Barbara Soroka	6186 Hunter Lane	Matthews, NC 28104
19321204	Stronghaven, Inc.	c/o Hood Container Cc	11135 Monroe Road	Matthews, NC 28105
19321214	MSC Monroe Road, LLC		725 Park Center Drive	Matthews, NC 28105
19321205	New Life Holdings, LLC		6306 Archifeld Court	Waxhaw, NC 28173
19325201	Sam's Investments IV, LLC		P.O. Box 56607	Atlanta, GA 30343
21301111	TKC CCLXXXIV, LLC	c/o The Keith Corporat	4500 Cameron Valley Pkwy, S	Charlotte, NC 28211